

Grant County Planning Commission

March 24th, 2003

The March 2003 regular meeting of the Planning Commission was called to order by John Lawrence at 7:00 p.m.

Those in attendance: John Lawrence, Vernon Webster, Bill Marksberry, Jim Weigel, Brooke Rider, Stephen Mann, William Covington, Kevin Hudson, Ray Erpenbeck and Tom Nienaber.

There was a quorum present.

ITEM 1. FEBRUARY MINUTES

Brooke Rider made a motion to approve the February meeting minutes, Jim Weigel seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

ITEM 2. FEBRUARY FINANCIAL REPORT

Vernon Webster made a motion to approve the financial report for February, Jim Weigel seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

ITEM 3. ADMINISTRATORS REPORT

Jonathan stated that the KAPA Spring Conference would be May 21-23 and if anyone was interested to contact the office.

ITEM 4: NORTH CORINTH REDEVELOPMENT PROJECT

Kris Lowrey stated to the Commission that this was the second project in Corinth and provided a copy of the plan which outlines the plan and sets the policies and procedures. She stated that they had a public hearing in Corinth and there was no opposition. She said that they needed Planning Commission approval and then the City would approve the plan.

Jonathan stated that the project was in conformance with the Comprehensive Plan.

Brooke Rider made a motion to approve the Project, Vernon Webster seconded the motion. A hand vote was taken, all members in attendance, with the exception of Hudson who did not vote, voting in favor of the motion. Motion passes.

ITEM 5: TEXT AMENDMENT - CITY OF CORINTH

Kevin Hudson removed himself from discussion.

John Lawrence declared the public hearing open.

Jonathan stated that this request is to reduce the front yard setback from 50ft to 30ft for the Highway Commercial Zone and to add Car Wash to the permitted uses in the Highway Commercial Zone.

John Lawrence asked if anyone wished to speak for or against the request.

Otis Prince stated that he had property that adjoined Hudson Car Wash and he wanted to know about the water treatment plant.

Jonathan stated that the request was for the City of Crittenden and not just for Mr. Hudson only.

Mr. Prince asked about the article in the Newspaper and showed a copy to Jonathan.

Jonathan stated that Mrs. Russo was at a meeting in Corinth at which the problem with Mr. Hudson's card was discussed and this was one way to address the problem. He also stated that Mr. Hudson's card wash is not located within the city limits.

Mr. Prince stated that he wanted to know about the water and the soap separator.

John Lawrence asked if he was talking about a filter system or a detention facility.

Mr. Prince stated that he was talking about a soap separator.

Tom Nienaber stated to Mr. Prince that the only thing before the Commission was a request by the City of Corinth to amend their Text and the issues of detention or soap separator were not before the Commission tonight.

Vernon Webster declared the public hearing closed.

Stephen Mann asked what the other cities setbacks in HC were.

Jonathan stated that they ranged from 35 to 50.

Vernon Webster made a motion to approve text amendment and Jim Weigel seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

ITEM 6: TEXT AMENDMENT - CITY OF CRITTENDEN

John Lawrence declared the public hearing open.

Jonathan stated that this request was to add Day Care and Nursery Schools to the Conditional Use in the Highway Commercial zone in the City of Crittenden.

John Lawrence asked if anyone wished to speak for or against the request. No one spoke for or against the request.

John Lawrence declared the public hearing closed.

William Covington stated that he wanted to table the request because no one from the City was here to represent the request.

Jonathan stated that the City had asked him to represent them in the application.

William Covington stated that in that past all applications that did not have a representative present were tabled.

Stephen Mann stated that he feels comfortable in hearing the request because Jonathan had worked with the City to find the problems in their ordinance.

Jim Weigel made a motion to approve text amendment and Brooke Rider seconded the motion. A hand vote was taken, Vernon Webster: yes, Bill Marksberry: yes, Jim Weigel: yes, Brooke Rider: yes, Stephen Mann: yes, William Covington: no, Kevin Hudson: yes. Motion passes.

ITEM 7: ZONE CHANGE - RYAN A1 TO R-1

Steve Howe representing the applicants stated that they were withdrawing their application and were going to reapply next month.

ITEM 8: ZONE CHANGE - ROBINSON/LENIHAN - R1 TO NC

John Lawrence declared the public hearing open and asked if all fees were paid and notices given. Staff replied that fees were paid and notices given.

The Commission was given copies of their Concept Development Plan to review.

Jeff Shipp stated that he was representing the applicants, he said that the request was to rezone the property on Violet Road from R1 to NC. He said that it is in agreement with the Comprehensive Plan. He said the rezoning of the 3.09 acre tract would fit the character of the area and fit the plan due to the growth in the Crittenden area and that the Comprehensive Plan did not anticipate the growth. He said that the plan was to put professional office spaces on the property.

Mr. Shipp stated that the applicants basically agreed with the staff report except for the transportation issue. He said that they felt that the 2 entrances from Violet Rd. should stay and not be required to be removed. He said that the entrances are consistent with the Subdivision Regulations and they meet the 200 ft. minimum distance requirement and that the curb cuts are to be reviewed by the State Highway Department and not the Planning Commission. Mr. Shipp read a letter from the Highway Department stating that the entrances meet their requirements for approval. Mr. Shipp stated that they agree to widen the street along Oakwood Dr. to 25ft. and put in turning lanes. He also stated that they did not agree with granting additional right-of-way along Violet road, he said that if the State wanted more land that they would come and get it. Mr. Shipp stated that the applicants would agree to adding berms along the property.

Jonathan stated that he and Dr. Lenihan had worked on this for quite some time and he felt that there were valid concerns with traffic congestions and that erasing the 2 entrances on Violet Road would take care of the issue.

John Lawrence asked if anyone wished to speak for or against the request. No one spoke for or against the request.

James McCann, 105 Waller, that if this goes through it is just asking for more traffic problems, he said that even if there were to be a traffic light there would still be problems. He said that he was concerned about the traffic issues that this would create.

Dr. Lenihan stated that the property would not be for retail businesses but for offices that would probably generate 20 cars daily. He said that in error they had contacted the City first about this plan and that the City was very happy with the idea.

Mr. McCann stated that the offices could have 5 or 10 cars but that he is concerned about expansion in the future.

Jonathan stated that was the main reason for concern.

Logan Murphy stated that the only issue that the applicant has a problem with is removing 2 entrances on Violet Road and that the issue should be left to the State can issue the permit.

Jonathan stated that the issue is not CAN they get a permit from the State but SHOULD they get a permit.

Stephen Mann stated that the area is already highly traveled and 10-15 years from now there is going to be a need for a light at each entrance and there would be one every 200ft. He also asked if the zone change was before them tonight or if they were also approving the development plan.

Mr. Nienaber stated that they applied for a zone change and as part of that zone change they submitted a Concept Development Plan which means that they generally intend to follow this plan. He said that the Commission can put a condition on the Concept Development Plan.

Logan Murphy stated that the applicants were agreeable to all of Jonathan conditions except removing the entrances on Violet Road.

Clay Parks stated that he feels that 2 entrances are an advantage because if you can't turn into the first one you can turn in the second one and most of the outgoing traffic is going to turn right and not cross into traffic.

John Lawrence declared the public hearing closed.

Jonathan asked why there were more traffic spaces shown that required if there would be so little traffic in and out.

Logan stated that there were more because they considered the worst-case scenario and that they probably wouldn't put that many in.

Vernon Webster made a motion to approve the zone change because it is consistent with the Comprehensive Plan with the condition that the Concept Development Plan would be used for a footprint for the Site Plan based on the findings of fact: proposed land use change, along with development plan; with recommendations for traffic and berming, should provide a safe, accessible and efficient transportation system to address local development patterns and the change will provide adequate land in an appropriate location for a well-planned land uses that should minimize the adverse impacts of development, Bill Marksberry seconded the motion. A hand vote was taken: Vernon Webster: yes, Bill Marksberry: yes, Jim Weigel: no, Brooke Rider: yes, Stephen Mann: yes, William Covington: yes, Kevin Hudson: yes. Motion passes.

ITEM 9. CONVEYANCE PLATS

Postponed till next month

Item 10. Executive Session

none

Item 11: Other Business

Jonathan stated that there have been several sites in which the end product is different than what is approved by the commission. He said that they are considering having the requirement that the site plans be on site at all times and that there be several inspections throughout the process to insure that the plan are being followed correctly.

Item 12. Adjournment

Bill Marksberry made a motion to adjourn, Brooke Rider seconded the motion. A hand vote was taken, all members in attendance voting in favor of the motion. Motion passes.

JOHN LAWRENCE, CHAIRMAN - DATE

NICK KINMAN, SECRETARY - DATE